



# Paradise Town Advisory Board

## NOTICE OF PUBLIC MEETING

### MINUTES

**Date:** Tuesday November 24, 2015

**Time:** 7:00 P. M.

**Location:** Paradise Community Center, 4775 McLeod Drive, Las Vegas, NV 89121

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

#### POSTING LOCATIONS:

Paradise Community Center; 4775 S. McLeod  
Clark County Library – 1401 E. Flamingo Road  
Sunset Park - 2601 E. Sunset Road  
Fire Station 38 - 1755 Silver Hawk Ave  
Maureen Helm - Secretary – (702) 606-0747

Internet Address: [WWW.CLARKCOUNTYNV.GOV](http://WWW.CLARKCOUNTYNV.GOV)

#### BOARD MEMBERS:

John S. Williams - Chair  
Robert Orgill- Vice Chair  
Susan Philipp  
Bart Donovan  
Roger Smith

- I. Call to Order **Meeting was called to order by Chair Williams at 7:00pm**
- II. Pledge of Allegiance **The Pledge of Allegiance was recited.**
- III. Roll Call  
**John S. Williams – Chair – PRESENT**  
**Robert Orgill – Vice Chair – PRESENT**  
**Susan Philipp - EXCUSED**  
**Bart Donovan - PRESENT**  
**Roger Smith – PRESENT**
- IV. Procedures & Conduct
  - a. Conformance with the Open Meeting Law **Chairman Williams noted that this meeting has been properly noticed and that a quorum is present.**
  - b. Conduct: Please turn off or mute all cell phones & other electronic devices. Please take all private conversations outside the room
  - c. Meeting Guidelines
  - d. County Staff Introductions, Announcements & Presentations: **Chuck O'Neill, PLANNING; Blanca Vazquez, TOWN LIAISON; and Cyndi Moody, ADMINISTRATIVE SPECIALIST IN ATTENDANCE.**

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DON BURNETTE, County Manager

## V. Regular Business

- a. Approval of Agenda for November 24, 2015 - including any deletions or corrections

**MOTION WAS MADE BY ORGILL TO APPROVE THE AGENDA, HOLD ITEM #16 PER THE APPLICANT, RETURN TO THE 12/29/15 TAB. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

- b. Approval of Minutes of November 11, 2015.

**MOTION WAS MADE BY SMITH TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **UMRAM OSAMBELA, FIELD REPRESENTATIVE FOR CONGRESSMAN JOE HECK INTRODUCED HIMSELF.**

## VII. PLANNING &amp; ZONING Action to be taken on the following applications:

1. **UC-0711-15 – METROFLAG BP, LLC: ( 3743 S. Las Vegas Blvd. )**

**USE PERMITS** for the following: **1)** an outside dining and drinking area in conjunction with a restaurant supper club (Republik); and **2)** direct access to an outside dining and drinking area where the primary means of access is required to be through the interior of a restaurant.

**DESIGN REVIEW** for a proposed outside dining and drinking area in conjunction with a restaurant and supper club within an existing shopping center (Hawaiian Marketplace) on 2.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 550 feet south of Harmon Avenue within Paradise. MBS/al/lis (For possible action) **BCC 12/2/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 3-1, WILLIAMS AGAINST.**

2. **DR-0700-15– GUTIERREZ, MIGUEL: ( Swenson St. & Tropicana Ave. )**

**DESIGN REVIEW** for a retail building.

**WAIVER OF CONDITIONS** of a zone change (ZC-0408-11) requiring per revised plans dated November 7, 2011 on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the east side of Palo Verde Road and the west side of Swenson Street, 660 feet south of Tropicana Avenue within Paradise. MBS/jt/lis (For possible action) **BCC 12/2/15**

**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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3. **TM-0191-15 – HAND PROPERTY HOLDING COMPANY: (No address)**  
**TENTATIVE MAP** for a mixed use project consisting of 2 commercial lots, 6 residential lots, and common elements on 17.1 acres in a U-V (Urban Village- Mixed Use) Zone in the MUD-3 Overlay District. Generally located on the east side of Boulder Highway and the west side of Mountain Vista Street, 1,400 feet north of Twain Avenue (alignment) within Paradise. CG/dg/ml (For possible action) **PC 12/1/15**  
**ITEM NOT HEARD. APPLICANT WAS A NO SHOW. RETURN TO THE 12/8/15 TAB.**
4. **UC-0688-15 – BRYANT, JOE & MARTHA, ET AL: (( 5358 S. Eastern Ave. )**  
**AMENDED USE PERMIT** for a proposed place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback from a residential development for a trash enclosure (previously not notified).  
**DESIGN REVIEW** for a proposed place of worship with site modifications in conjunction with an existing office building on 1.0 acre in a C-P (Office & Professional) Zone. Generally located on the east side of Eastern Avenue, 200 feet south of Hacienda Avenue within Paradise. MBS/pb/ml (For possible action) **PC 12/1/15**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
5. **UC-0717-15 – BOULEVARD VENTURES LLC, ET AL: ( 3542 S. Maryland Parkway)**  
**USE PERMIT** for a proposed on-premises consumption of alcohol (supper club) in conjunction with a restaurant within the Boulevard Mall on a portion of 57.0 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the east side of Maryland Parkway and the south side of Commanche Drive within Paradise. CG/mk/ml (For possible action) **PC 12/15/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
6. **UC-0679-14 (AR-0102-15) – BOULEVARD VENTURES, LLC, ET AL: ( 3450 S. Maryland Parkway)**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** of a recreational facility (seasonal sales with amusement rides) on a portion of 57.0 acres in a C-2 (General Commercial) (AE-60) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. CG/co/ec (For possible action)  
**ITEM NOT HEARD. APPLICANT WAS A NO SHOW. RETURN TO THE 12/8/15 TAB.**
7. **UC-0724-15 – ARENA LAND HOLDINGS, LLC: ( 3780 S. Las Vegas Blvd. )**  
**USE PERMIT** for deviations as shown per plans on file for a comprehensive sign plan for a recreational facility (arena/events center).  
**DEVIATIONS** for the following: 1) permit roof signs; 2) reduce the separation between freestanding/monument signs; and 3) deviations as shown per plans on file.  
**DESIGN REVIEW** for a comprehensive sign plan which includes freestanding signs, monument signs, roof signs, wall signs, directional signs, and animated signs for a recreational facility (arena/events center) in conjunction with existing resort hotels (New York-New York, Monte Carlo, and CityCenter) on 16.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Frank Sinatra Drive and Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 12/16/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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8. **UC-0725-15 – PARK DISTRICT HOLDINGS, LLC, ET AL: ( 3770 S. Las Vegas Blvd. )**  
**USE PERMIT** for deviations as shown per plans on file for a proposed comprehensive sign plan for a fairground and private recreational facility (MGM Park).  
**DEVIATIONS** for the following: **1)** reduce the separation between freestanding signs; **2)** increase the number of freestanding signs along a right-of-way; **3)** increase the number of directional signs and animated signs (video units); and **4)** deviations as shown per plans on file.  
**DESIGN REVIEW** for a comprehensive sign plan for a fairground and private recreational facility (MGM Park) in conjunction with existing resort hotels (New York-New York, Monte Carlo, and CityCenter) on 23.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, 900 feet north of Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 12/16/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
9. **UC-0741-15 - FC INCOME PROPERTIES, LLC: ( 280 E. Flamingo Rd. )**  
**USE PERMIT** for a retail sales building.  
**DESIGN REVIEW** for a retail building on a portion of 0.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the north side of Flamingo Road, 720 feet east of Koval Lane within Paradise. CG/mk/ml (For possible action) **PC 12/15/15**  
**MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
10. **UC-0746-15 – POLARIS POLLUX, LLC: ( 3430 Polaris Ave. )**  
**USE PERMIT** for a recreational facility (escape room) in conjunction with an existing office/warehouse complex on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Polaris Avenue and Pollux Avenue within Paradise. SB/jt/ml (For possible action) **PC 12/15/15**  
**MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
11. **DR-0723-15 – HRHH HOTEL CASINO, LLC: ( 4455 Paradise Rd. )**  
**DESIGN REVIEW** to amend a previously approved comprehensive sign plan with the addition of proposed wall and animated signs and replacing an existing freestanding sign for an existing resort hotel (Hard Rock) on 24.6 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-1 and MUD-2 Overlay Districts. Generally located on north side of Harmon Avenue and the west side of Paradise Road within Paradise. MBS/al/ml (For possible action) **BCC 12/16/15**  
**MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS 3-1, SMITH AGAINST.**
12. **DR-0745-15 – WYNN LAS VEGAS, LLC: ( 3131 Las Vegas Blvd. )**  
**DESIGN REVIEW** for a proposed manmade outdoor decorative water feature within an existing manmade lake at an existing resort hotel (Wynn) on a portion of 70.0 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northeast corner of Las Vegas Boulevard South and Sands Avenue within Paradise. CG/gc/ml (For possible action) **BCC 12/16/15**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.**

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13. **UC-0059-06 (ET-0154-15) – VENETIAN CASINO RESORT, LLC: ( Convention Center)**  
**USE PERMITS FIFTH EXTENSION OF TIME** to commence the following: 1) an exposition hall/convention facility; 2) increased building height; and 3) on-premises consumption of alcohol.  
**DESIGN REVIEW** for an exposition hall/convention facility on 18.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Sands Avenue, 200 feet east of Koval Lane within Paradise. CG/co/ml (For possible action) **BCC 12/16/15**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, CHANGING THE COMMENCE DATE FROM 11/24/17 TO 11/24/18, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
14. **WS-0386-07 (ET-0155-15) – VENETIAN CASINO RESORT, LLC: ( Convention Center)**  
**WAIVER OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME** to commence reduced setbacks in conjunction with a public/private pedestrian bridge system.  
**DESIGN REVIEW** for a public and private pedestrian bridge system on a portion of 34.7 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Sands Avenue and the east and west sides of Koval Lane within Paradise. CG/co/ml (For possible action) **BCC 12/16/15**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, CHANGING THE COMMENCE DATE FROM 11/24/17 TO 11/24/18, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
15. **WS-1258-07 (ET-0153-15) – VENETIAN CASINO RESORT, LLC: ( Convention Center)**  
**WAIVER OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME** to commence a reduction in on-site parking requirements.  
**DESIGN REVIEW** for modifications to a previously approved convention facility on 18.9 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the south side of Sands Avenue, 200 feet east of Koval Lane within Paradise. CG/co/ml (For possible action) **BCC 12/16/15**  
**MOTION WAS MADE BY WILLIAMS FOR APPROVAL, CHANGING THE COMMENCE DATE FROM 11/24/17 TO 11/24/18, SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.**
16. **ZC-0742-15 – SUNSET DEVELOPMENT PARTNERS, LLC: ( Sunset & McLeod Dr.)**  
**ZONE CHANGE** to reclassify 3.8 acres from C-2 (General Commercial) (AE-65 & AE-70) Zone and M-1 (Light Manufacturing) (AE-70) Zone to M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.  
**DESIGN REVIEW** for a proposed office/warehouse complex. Generally located on the north side of Sunset Road, 490 feet east of McLeod Drive within Paradise (description on file). MBS/jt/ml (For possible action) **BCC 12/16/15**  
**ITEM NOT HEARD, HELD PER THE APPLICANT. RETURN TO THE 12/29/15 TAB.**
17. **UC-0715-15 – SUPER INDUSTRIAL PARK, LLC: ( 3585 Diablo Dr. )**  
**USE PERMIT** for a proposed health club (gym) in conjunction with an existing industrial building on 2.5 acres in an M-1 (Light Manufacturing) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Procyon Street (alignment) and Diablo Drive (alignment) within Paradise. SS/mk/ec (For possible action) **PC 12/1/15**  
**NOT HEARD. APPLICANT WAS A NO SHOW. RETURN TO THE 12/8/15 TAB.**

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VIII. Correspondence:  
**None**

IX. General Business: Items for discussion:  
**NONE**

X. Public Input – Community Concerns (Issues or concerns within the community) Comments by the General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself as been specifically included on an agenda. Comments will be limited to 3 minutes. **NONE HEARD**

XI. NEXT MEETING: December 8, 2015. **NEXT MEETING WAS SET FOR 12/8/15**

XII. ADJOURNMENT: **CHAIR WILLIAMS ADJOURNED THE MEETING AT 8:19 P.M.**

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